

Strategic Assessment of Land Availability 2019

Site ref:	FRO001	Address: Bath Road, Frocester GL10 3TF
Site name:	Frocester Manor	
Parish:	Frocester	



Site details		Key employment land	No
Source of site	Emerging Strategy call for sites	Protected outdoor play space	No
Greenfield/brownfield	Part greenfield part brownfield	Historic parks & gardens	No
Gross site area (ha)	5.55	Scheduled Ancient Monument	No
Current/past land use	Vacant Past uses: Care home for mental health patients, agriculture, employment	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

Former care home consisting of a large victorian house and modern extension situated within extensive grounds containing mature trees, paddocks and orchards, together with associated cottages, outbuildings and gardens. The site is located at the centre of Frocester with a main gated entrance on Bath Road opposite the George public house.

2019 Site Assessment for site FRO001

Suitability

Accessibility score: 94

Physical constraints:

Conversion of the main Victorian building would involve extensive work and a number of outbuildings may require demolition. However, there are no known physical constraints that would prevent development of parts of this site. The site is generally flat; there are no known ground contamination or land stability issues. There are two accesses to the site from Bath Road and Leonard Stanley Road. Frocester lacks basic facilities and public transport connections to nearby villages and towns.

Potential impact summary:

The site is beyond the immediate vicinity of the nearest surveyed village and has therefore not been included in the Landscape Sensitivity Assessment. However, the site contains extensive grounds and many mature trees which are subject to group TPO protection. Any development within the site will need to be confined to those areas where existing buildings and structures are located.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The heritage assessment has identified that the site's main sensitivity relates to the Manor itself, which is a non-designated heritage asset of local significance. Some new build on the western edge of the site around the walled garden could enable the conservation and adaptive re-use of the existing Manor house and other buildings of heritage value (including the gate Lodge cottage). There may also be scope to replace the 1980s extension, subject to sensitive and high quality design.

Suitability summary:

This former care home site contains a Victorian house which has local heritage value, set within extensive landscaped grounds with many mature trees which are subject to group TPO protection. Whilst the location of the site and its heritage and landscape value would make wholesale redevelopment inappropriate, sensitive conversion of the house for institutional, office or residential uses would be appropriate. There is also scope for enabling development in the west of the site adjoining Bath Road, where the existing cottages could form part of a modest development of residential units visually ancillary to the main house but also associated with the nearby core of the village.

Is the site suitable? Yes

Availability

Availability summary:

The owner/ agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 5 - Rural North

Is the site achievable?:Yes

Development potential

Net site area (ha): 1.0	Net developable area (ha): 1.0	No. of houses: 30	Proposed use: Residential, B1, Community,
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Development potential summary:

Sensitive conversion of the house and replacement of the existing extension for institutional, office or residential apartment uses would be appropriate. There is also scope for enabling development in the west of the site adjoining Bath Road, where the existing cottages could form part of a modest development of terraced, semi detached and detached cottages. Subject to detailed consideration of any residential scheme, there may be scope for up to 15 apartments and 15 houses.

Housing yield

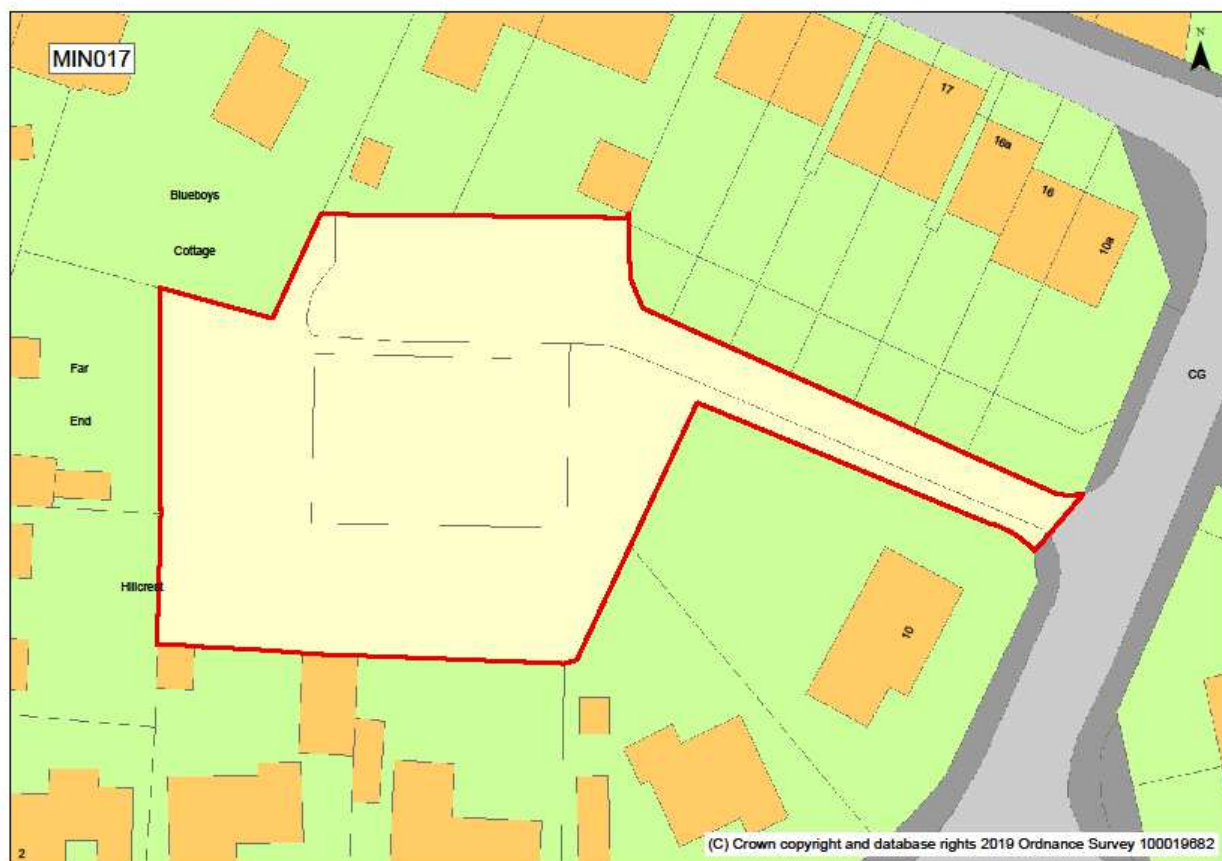
2019/20	0	2022/23	25	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	5	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2019

Site ref:	MIN017	Address: Summersfield Road, Minchinhampton
Site name:	Former garage site	
Parish:	Minchinhampton	



Site details		Key employment land	No
Source of site	Brownfield Register 2019	Protected outdoor play space	Yes
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.16	Scheduled Ancient Monument	No
Current/past land use	Former garage site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 2	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	100	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

The site sits within the built up area of Minchinhampton within an existing residential area. Access is via a single track road from Summersfield Road. The site is surrounded on all sides by rear residential boundaries such as close board fencing and hedging. Rooftops of the surrounding housing is visible from the site. The site itself consists of a disused hardstanding playing pitch, surrounded by overgrown grass.

2019 Site Assessment for site MIN017

Suitability

Accessibility score: 62

Physical constraints:

There is vehicular access to the site adjoining existing residential development and the existing roads and pavement infrastructure. Land is relatively level with no known ground contamination or land stability issues.

Potential impact summary:

The site is adjacent to the Grade II listed Blueboys House, the rooftop of which is visible from within the site. However the existence of neighbouring 20th century residential development, and the screening provided by existing hedgrows and boundaries, means that the impact of development on the setting is likely to be insignificant. This is dependent on any development respecting the ridgelines of existing development.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.

The site is a brownfield site located within existing residential development. The main receptors to any visual impact will be the existing neighbouring residential properties.

Suitability summary:

From the information available, the site is considered suitable for housing or community development in principle because of the characteristics of the site and its surrounding area. There are no known physical constraints preventing development, although impact on existing neighbouring residential development will need to be considered. Its current status as a Protected Open Play Space will need to be addressed.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?:Yes

Development potential

Net site area (ha): 0.16	Net developable area (ha): 0.15	No. of houses: 5	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising semi -detached or terraced dwellings at an average density of about 30 dph, and the suggested yield is 5 units.

Housing yield

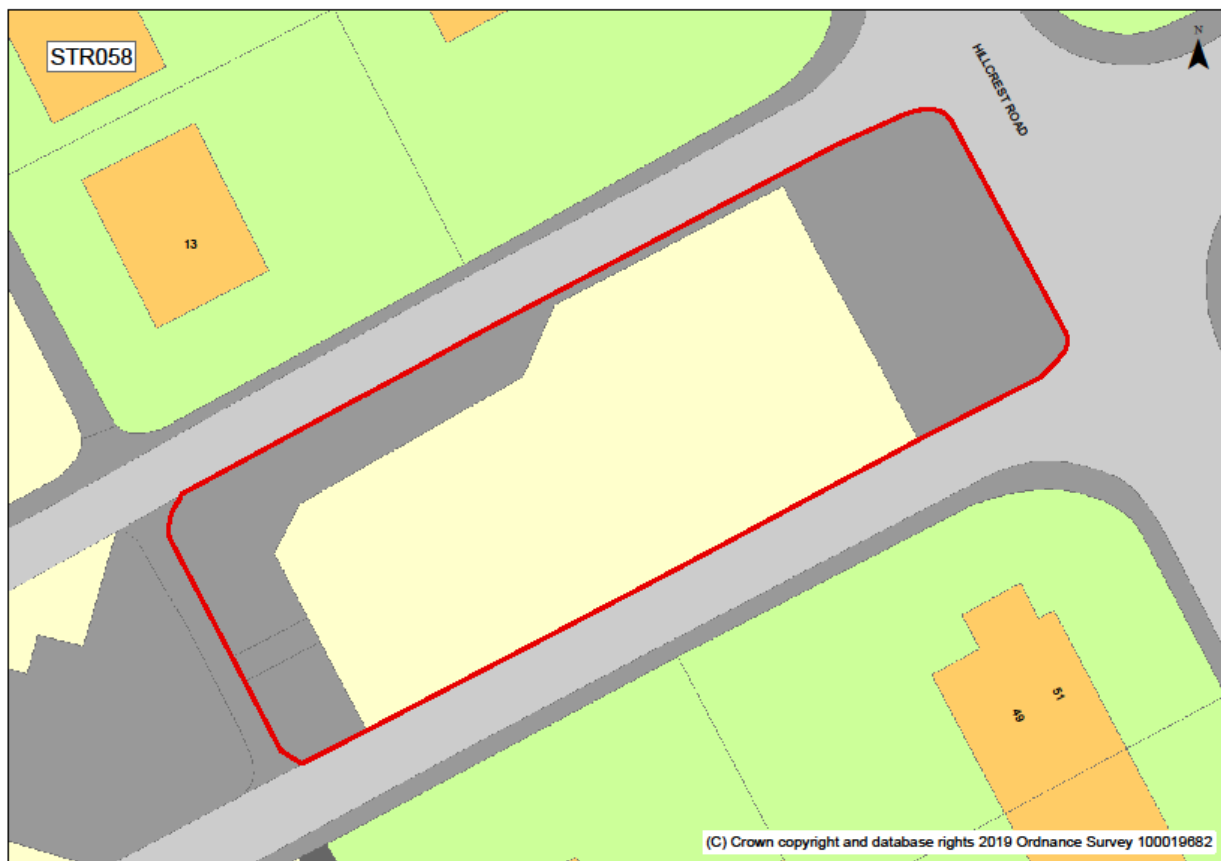
2019/20	5	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2019

Site ref:	STR058	Address: Cashes Green
Site name:	Former garage site Hillcrest Road	
Parish:	Cainscross	



Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.09	Scheduled Ancient Monument	No
Current/past land use	Former garage site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

The site sits within existing residential development and is easily accessed via Hillcrest Road. It is currently mainly laid to tarmac and concrete with a grass verge boundary. The site is currently being used for residential parking by neighbouring properties. A group of mature deciduous trees sit at the north east end of the site providing a certain amount of screening from Hillcrest Road. The rest of the site has an open feel, affording distant views towards the south west.

2019 Site Assessment for site STR058

Suitability

Accessibility score: 60

Physical constraints:

There is good vehicle and pedestrian access to the site via Hillcrest Road. There are no known ground contamination or land stability issues.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The site is a brownfield site located within existing residential development. The main receptors to any visual impact will be the existing neighbouring residential properties.

Suitability summary:

From the information available, the site is considered suitable for housing or community development in principle because of the characteristics of the site and its surrounding area. There are no known physical constraints preventing development, although impact on existing neighbouring residential development and the retention of mature trees on site will need to be considered.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?:Yes

Development potential

Net site area (ha): 0.09	Net developable area (ha): 0.08	No. of houses: 5	Proposed use: Residential,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium/high density development typically comprising terraced dwellings, townhouses or flats at an average density of about 40-50 dph, and the suggested yield is 4-6 units.

Housing yield

2019/20	5	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2019

Site ref:	STR059	Address: Cashes Green
Site name:	Former garages site adj 11 Queens Drive	
Parish:	Cainscross	



Site details		Key employment land	No
Source of site	Call for sites	Protected outdoor play space	Yes
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.15	Scheduled Ancient Monument	No
Current/past land use	Former garage site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

Laid mainly to tarmac with some overgrown scrub to the south, the site sits within the urban area and is flanked on all sides by existing residential development. The site has a single track access from the north, with a further pedestrian access via a footpath on the south east corner. Boundaries consist mainly of close board fencing to the rear of existing residential gardens. The northern half of the site is currently designated as Protected Outdoor Playspace in the Local Plan 2015, however play equipment has been removed and the site is cordoned off with steal mesh fencing.

2019 Site Assessment for site STR059

Suitability

Accessibility score: 63

Physical constraints:

There is good vehicle and pedestrian access to the site via Queens Drive. There are no known ground contamination or land stability issues.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The site is a brownfield site located within existing residential development. The main receptors to any visual impact will be the existing neighbouring residential properties.

Suitability summary:

From the information available, the site is considered suitable for housing or community development in principle because of the characteristics of the site and its surrounding area. There are no known physical constraints preventing development, although impact on existing neighbouring residential development will need to be considered. Its current status as a Protected Open Play Space will need to be addressed.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?:Yes

Development potential

Net site area (ha): 0.15	Net developable area (ha): 0.14	No. of houses: 7	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium/high density development typically comprising terraced dwellings, townhouses or flats at an average density of about 50 dph, and the suggested yield is 7 units.

Housing yield

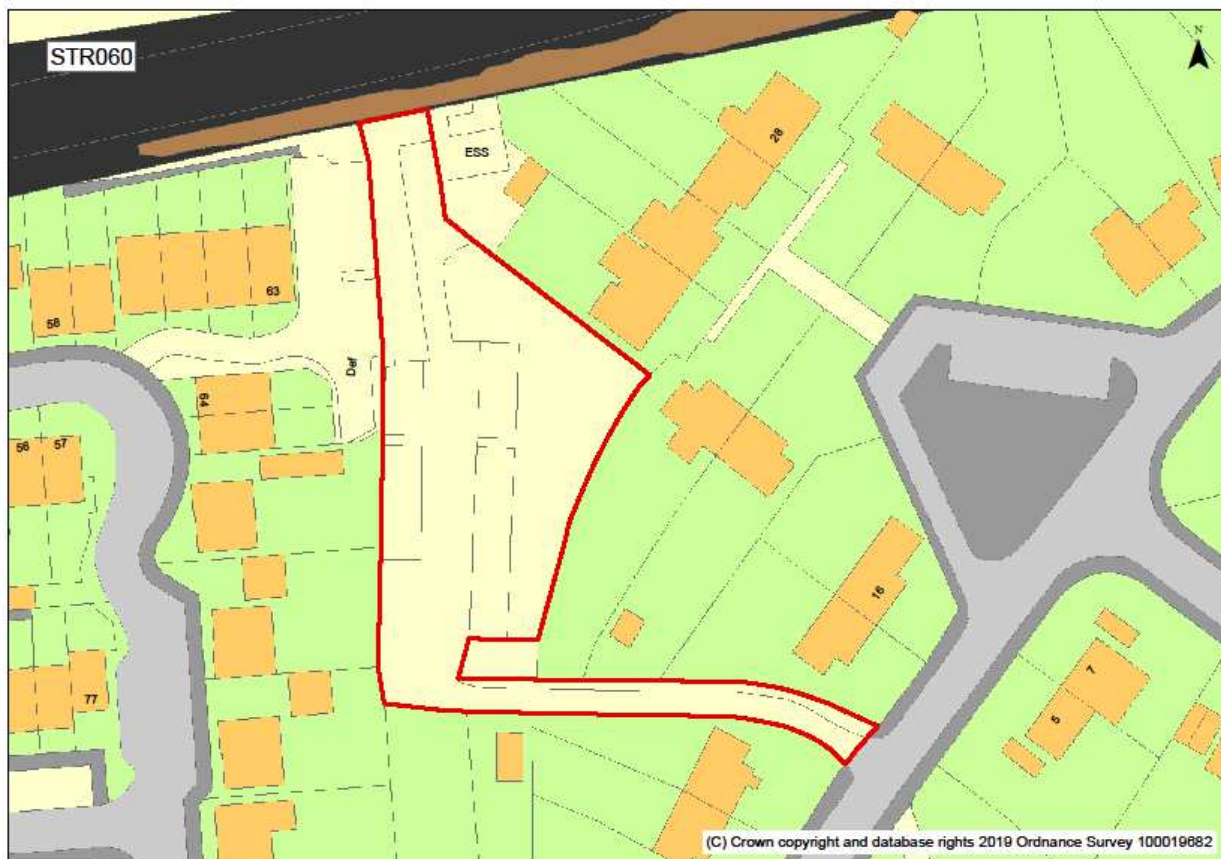
2019/20	7	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Deliverable

Strategic Assessment of Land Availability 2019

Site ref:	STR060	Address: Ebley
Site name:	Garage site Orchard Road	
Parish:	Cainscross	



Site details		Key employment land	No
Source of site	Brownfield Register 2019	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	0.18	Scheduled Ancient Monument	No
Current/past land use	Former garage site	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Within Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	Tier 1	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	0	Flood risk zone	Not within a Flood Zone
Listed building	None	Number of TPOs	0

Site Description:

Accessed via a single track tarmac track, the site sits amongst existing residential development which is visible on all sides. The site is mainly laid to tarmac with an area of grass on the eastern side. It is used as parking by surrounding residents. Boundaries mainly consist of rear garden close board fencing. Two mature trees on the site screen views of the open countryside to the north west.

2019 Site Assessment for site STR060

Suitability

Accessibility score: 62

Physical constraints:

The site is accessed via a single track entrance road, however it is currently used as a parking area by neighbouring properties, suggesting vehicle access is not an issue. The site is flat and there are no known ground contamination or land stability issues.

Potential impact summary:

The site does not contain listed buildings, is not located within or adjacent to a conservation area and development is not likely to impact unacceptably on any heritage asset or its setting.
 An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site.
 The site is a brownfield site located within existing residential development. The main receptors to any visual impact will be the existing neighbouring residential properties.

Suitability summary:

From the information available, the site is considered suitable for housing or community development in principle because of the characteristics of the site and its surrounding area. There are no known physical constraints preventing development, although impact on existing neighbouring residential development will need to be considered.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be marginally economically viable, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 11 - Infill

Is the site achievable?:Yes

Development potential

Net site area (ha): 0.15	Net developable area (ha): 0.14	No. of houses: 5	Proposed use: Residential, Community,
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising semi -detached or terraced dwellings at an average density of about 30 dph, and the suggested yield is 5 units.

Housing yield

2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	5	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0
2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0	2036/37	0

Conclusion

Development status: Deliverable